

CALENDAR ITEM

C72

A 56

02/09/16

PRC 1936.2

S 28

C. Hudson

REVISION OF RENT

LESSEE:

Southern California Edison Company
2131 Walnut Grove Avenue
GO3, 2nd Floor, 270-O
Rosemead, CA 91770

AREA, LAND TYPE, AND LOCATION:

5.75 acres, more or less, of State school land in a portion of Section 16,
Township 5 South, Range 16 East, SBM, near the town of Desert Center,
Riverside County.

AUTHORIZED USE:

Continued use and maintenance of an existing 161 kilovolt (kV) overhead
electrical transmission line and an unpaved access road.

LEASE TERM:

20 years, beginning June 10, 2006.

CONSIDERATION:

This lease provides that Lessor may modify the rent periodically during the lease
term. Pursuant to this provision, staff has conducted a review of the rent under
this lease and recommends that rent be revised from \$228 per year to \$450 per
year, effective June 10, 2016.

OTHER PERTINENT INFORMATION:

1. On June 28, 2007, the Commission authorized a General Lease – Right-of-Way Use to Southern California Edison Company. The lease will expire on June 9, 2026.
2. Effective July 1, 2014, the Commission's regulations concerning minimum rent were amended (Cal. Code Reg., tit. 2, §2003) to set the minimum annual rent for a General Lease – Right-of-Way Use at \$450.

CALENDAR ITEM NO. **C72** (CONT'D)

3. Staff conducted the rent review called for in the lease and recommends that the rent be increased to the minimum annual rent of \$450 per year, effective June 10, 2016.
4. Staff recommends the revision of rent, as it promotes Strategy 2.2 of the Commission's Strategic Plan, by ensuring timely receipt of revenues from the use of State lands.
5. Approving the revision of rent is not a project as defined by the California Environmental Quality Act (CEQA) because it is an administrative action that will not result in direct or indirect physical changes in the environment.

Authority: Public Resources Code section 21065 and California Code of Regulations, Title 14, section 15378, subdivision (b)(5).

EXHIBIT:

- A. Site and Location Map

RECOMMENDED ACTION:

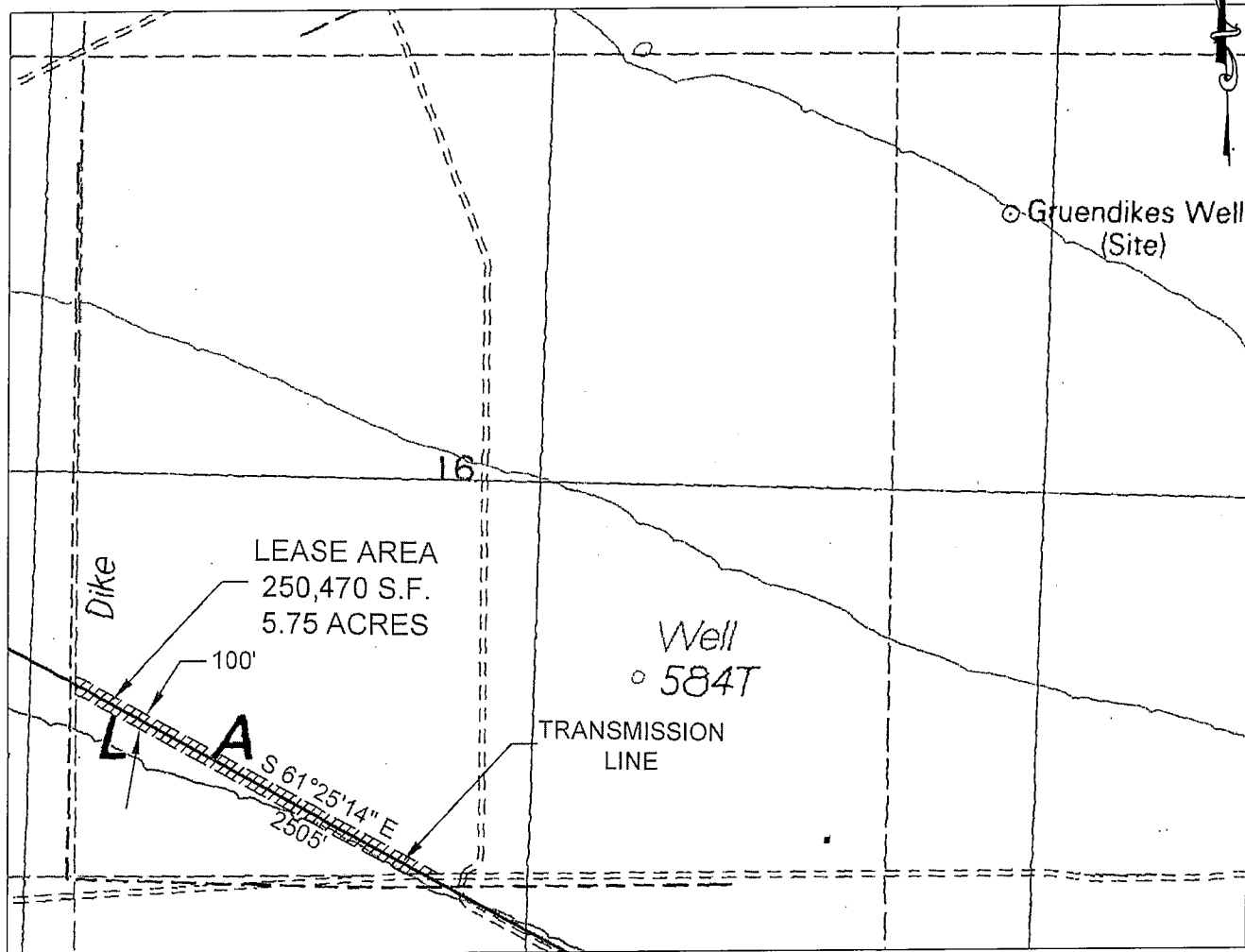
It is recommended that the Commission:

AUTHORIZATION:

Approve the revision of rent for Lease No. PRC 1936.2 from \$228 per year to \$450 per year, effective June 10, 2016.

NO SCALE

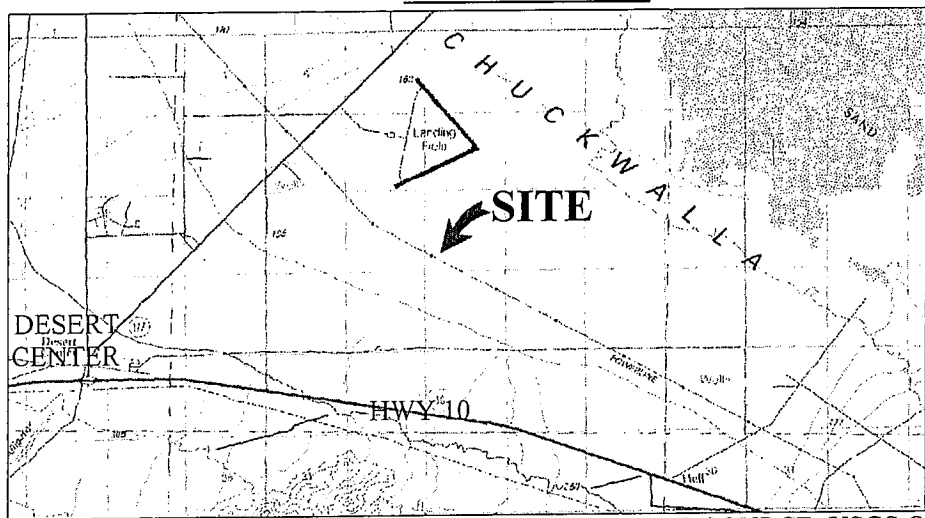
SITE



SOUTHERN CALIFORNIA EDISON TRANSMISSION LINE
NE OF DESERT CENTER, SW $\frac{1}{4}$, SEC 16, T5S, R16E SBM

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit A

PRC 1936.2
SOUTHERN CALIFORNIA EDISON
GENERAL LEASE -
RIGHT-OF-WAY USE
RIVERSIDE COUNTY



This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

MJR 6/12/15